

Sumter City-County Planning Commission

Staff Report

March 28, 2012

RZ-12-01, 21 Pinewood Rd. (City)

I. THE REQUEST

Applicant: Scott Bell – RS Bell Architects

Status of the Applicant: Architect for the Property Owner

Request: A request to rezone +/- 0.44 acres of a 0.97 acre tract from Professional Office (PO) to Limited Commercial (LC).

Location: On Pinewood Rd. between Wedgefield Rd. and Millwood Rd., approximately 480 feet from the intersection with Wedgefield Rd./ Old West Liberty St.

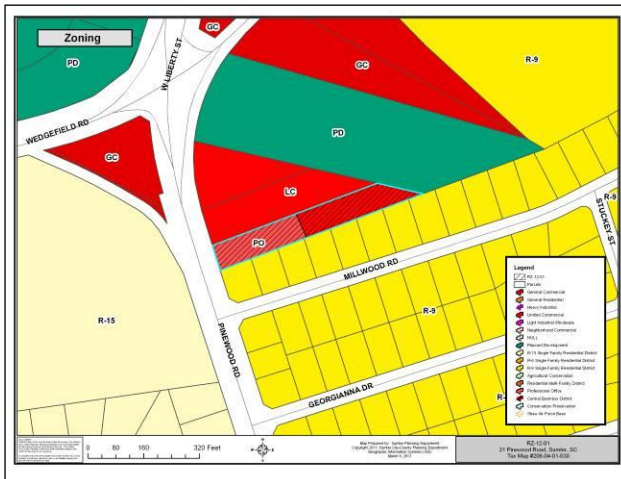
Present Use/Zoning: Veterinary Office / LC & PO

Tax Map Reference: 206-04-01-030

Adjacent Property Land Use and Zoning:

- North – Commercial (LC)
- South – Residential (R-9)
- East – Vacant Commercial (LC)
- West – Educational / Residential (R-15)

II. BACKGROUND



This request is to rezone the front portion of a split-zoned parcel (see **diagram, Left**) from Professional Office (PO) to Limited Commercial (LC) in order to construct an addition to the existing veterinary office on the property.

This parcel is the location of an existing +/- 1800 square foot veterinary clinic that has been at this address since before 1985. The property owner wishes to construct a

+/- 630 square foot addition on the north side of the building. The side setback in the PO district is 5 feet, from other non-residential zoning districts. There is no side setback required in the LC district, if the abutting use is non-residential. Therefore the addition would not meet the side setback requirements if the parcel were to remain PO but would meet the setbacks for the LC district, if rezoned.



Above Left: The existing layout of the veterinary office

Above Right: The Proposed addition is shown in orange and the distance from the property line is indicated as 12" (see purple box).



Above: Front façade of veterinary clinic



Above: Sign and view of adjacent commercial property to the north of veterinary clinic
Below: Rear yard of clinic and view over hedge to adjacent commercial center



Right: North side of building where proposed addition is to be located

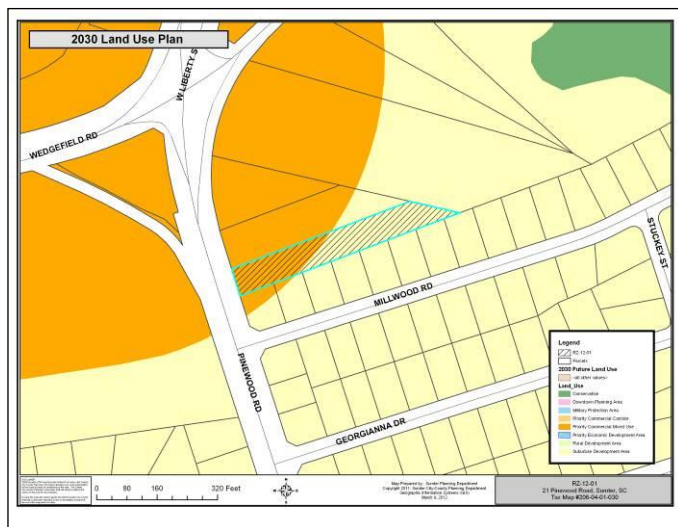
Below: Adjacent residential property to the south of vet clinic



The parking requirements for this use are 1 parking space per 350 square feet of GFA (gross floor area). The clinic currently has 13 parking spaces plus a handicapped space. Therefore the proposed addition will not require any additional parking for the facility, as there is ample existing parking.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan Map to the right, the proposed area for rezoning is influenced by Priority Commercial Mixed Use (PC). The primary objective of the PC Mixed Use designation is to direct high quality mixed use and commercial development. This request is to rezone +/- 0.44 acres of a 0.97 acre tract from PO to LC. LC is a limited commercial zoning designation that discourages intensive uses associated with the general commercial or industrial districts.



Limited commercial uses such as veterinary services are a desirable part of a neighborhood mixed-use environment. Therefore this use is compatible with the comprehensive plan.

This property is located in the Highway Corridor Overlay District. The Highway Corridor Protection District (HCPD) has been established as an overlay district within this area to act as a regulatory tool that promotes quality development with an emphasis on architecture, access and compatibility with adjacent properties. The purpose of the HCPD is to promote development that is compatible with the function, capacity, and design of major arterial roadways, while remaining sensitive to the relationship of the roads to abutting residential, commercial, and industrial development. The addition, if this rezoning is approved, will have to comply with all the overlay design criteria in the Zoning Ordinance.

IV. TRAFFIC REVIEW

There will be no additional traffic generated from this rezoning request.

V. WATER AND SEWER AVAILABILITY

Public water and sewer is provided in this vicinity.

VI. STAFF RECOMMENDATION

Staff has visited the site and reviewed the request, and recommends approval of the rezoning for this parcel. This request complies with the Long Range Plan and will bring the entire parcel under one zoning district.

VII. PLANNING COMMISSION – MARCH 28, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, March 28, 2012, voted to recommend approval for this request.

VII. CITY COUNCIL – APRIL 17, 2012 – FIRST READING / PUBLIC HEARING